

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

| <b>Process No.</b>            | <b>Applicant Name</b>  |
|-------------------------------|--|
| <a href="#"><u>01-401</u></a> | <a href="#"><u>JOSEPH TAUBMAN, TRUSTEE &amp; DELCO ENTERPRISES, INC.</u></a> |
| <a href="#"><u>02-302</u></a> | <a href="#"><u>AVOCADO ACRE HOMES DEVELOPMENT CORPORATION</u></a>            |
| <a href="#"><u>02-314</u></a> | <a href="#"><u>JOSE JIMENEZ</u></a>  |
| <a href="#"><u>02-324</u></a> | <a href="#"><u>PASOS DEL RIO, INC.</u></a>                                   |
| <a href="#"><u>02-335</u></a> | <a href="#"><u>BLACK CREEK BUILDERS GROUP L.L.C.</u></a>                     |
| <a href="#"><u>02-365</u></a> | <a href="#"><u>DENNIS H. BALMACEDA</u></a>                                   |
| <a href="#"><u>02-368</u></a> | <a href="#"><u>BCG PARTNERS L. L. C.</u></a>                                 |
| <a href="#"><u>02-378</u></a> | <a href="#"><u>ALCIDES ACOSTA &amp; MIAMI-DADE POLICE DEPARTMENT</u></a>     |
|                               |  |

THE FOLLOWING HEARING WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS ON 1/23/03:

HEARING NO. 02-7-CZ14-1 (01-401)

11-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES, INC.

AU to EU-M

SUBJECT PROPERTY: PARCEL 1: The east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , in Section 11, Township 56 South, Range 39 East. AND: PARCEL 2: The east  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , less the east 181' of the south  $\frac{1}{2}$  thereof, in Section 11, Township 56 South, Range 39 East.

LOCATION: The north side of theoretical S.W. 208 Street, (Bush Drive) between theoretical S.W. 133<sup>rd</sup> Court and S.W. 132 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 14.13 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 03-2-CZ14-1 (02-302)

33-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: AVOCADO ACRE HOMES DEVELOPMENT CORPORATION

AU to EU-S

SUBJECT PROPERTY: The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; less the east  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; less the east 200' of the west 477.3' of the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; less the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; and less the west 7' of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  in Section 33, Township 56 South, Range 39 East.

LOCATION: Lying on the Southeast corner of S.W. 272 Street and S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 34.57 $\pm$  Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)

APPLICANT: JOSE JIMENEZ

- (1) Applicant is requesting approval to permit a lot with an area of 4,802.25 sq. ft. (The underlying zoning district regulation requires 7,500 sq. ft.).
- (2) Applicant is requesting approval to permit a lot with frontage of 70.33'. (The underlying zoning district regulation requires 75').
- (3) Applicant is requesting approval to permit a single family residence with a lot coverage of 37%. (The underlying zoning district regulation allows a 35% lot coverage).
- (4) Applicant is requesting approval to permit a single family residence setback 17'11" from the front (east) property line and setback 12.5' from the rear (west) property line. (The underlying zoning district regulations require a 25' setback from the rear and front property lines).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) Alternative Site Development Option) or under §33-311(A)(4)(c) Alternative Non-use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residence for: Jimmy Jimenez," as prepared by Emilio Castro and consisting of three pages and dated 10/28/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 20, NEW SOUTH MIAMI HEIGHTS, Plat book 46, page 83.

LOCATION: The Southwest corner of S.W. 184 Street & S.W.117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 70.33' x 70.39'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: PASOS DEL RIO, INC.

- (1) Applicant is requesting approval to permit 4 lots with areas as follows: Parcel "A" for 2.03 gross acres; Parcel "B" for 1.37 gross acres; Parcel "C" for 2.64 gross acres and Parcel "D" for 2.65 gross acres. (The underlying zoning district regulations require 5 acres each).
- (2) Applicant is requesting approval to permit 3 lots with frontages as follows: Parcel "B" for 162.5', Parcel "C" for 168.5' and Parcel "D" for 168.5'. (The underlying zoning district regulations require 200' frontage for each parcel).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

SUBJECT PROPERTY: PARCEL "A": The NW ¼ of Section 21, Township 56 South, Range 38 East, less the south 2,456' and less the east 2,247', and less the north 55' and less the west 55'. A/K/A: Lot 1 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "B": The west 337' of the east 2,247' of the north 162.5' of the south 1,993' of the NW ¼ of Section 21, Township 56 South, Range 38 East. A/K/A: Lot 12 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "C": The west 168.8' of the east 2,078.5' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,993'. A/K/A: Lot 13 of the Unrecorded Plat of BONANZA RANCHOS. AND: PARCEL "D": The west 168.5' of the east 2,247' of the NW ¼ of Section 21, Township 56 South, Range 38 East, less the north 55' and less the south 1,995'. A/K/A: Lot 14 of the Unrecorded Plat of BONANZA RANCHOS.

LOCATION: East of S.W. 217 Avenue and south of S.W. 232 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.69 Gross Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 03-2-CZ14-4 (02-335)

11-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: BLACK CREEK BUILDERS GROUP L.L.C.

EU-M to RU-1

SUBJECT PROPERTY: All that part of Lots 4, 5 & 6, of TROPICO SUBDIVISION, in the NE  $\frac{1}{4}$  of Section 11, Township 56 South, Range 39 East, lying south and west of the Black Creek Canal, Plat book 2, Page 57; and access easement, a strip of land 20' in width in the NE  $\frac{1}{4}$  of Section 11, Township 56 South, Range 39 East, said strip of land being more specifically described as follows:

From the north  $\frac{1}{4}$  corner of said Section 11, bear N89°48'32"E, along the north line of said NE  $\frac{1}{4}$ , a distance of 280' to the intersection thereof with the west right-of-way of Canal C-1W and the Point of beginning; thence S1°11'28"E along said right-of-way, a distance of 38.49' to the Point of curvature of a curve to the left, having a central angle of 45°10'32" and a radius of 420'; thence in a SE/ly direction along the arc of said curve and said right-of-way, a distance of 331.15' to the Point of tangency; thence S45°22'0"E along said right-of-way, a distance of 407.95'; thence N0°43'59"W, a distance of 28.46'; thence north 45°22'0"W, a distance of 387.69' to the Point of curvature of a curve to the right, having a central angle of 45°10'32" and a radius of 400'; thence in a NW/ly direction along the arc of said curve, a distance of 315.38' to the Point of tangency; thence N0°11'28"W a distance of 38.49' to the intersection thereof with the north line of said NE  $\frac{1}{4}$ ; thence S89°48'32"W along the north line of said NE  $\frac{1}{4}$ , a distance of 20' to the Point of beginning, less, however, the north 15' thereof.

LOCATION: Lying north of theoretical S.W. 204 Street and approximately 150' east of S.W. 130 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.28 Acres

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

RU-1 (Single Family Residential)

APPLICANT: DENNIS H. BALMACEDA

- (1) Applicant is requesting approval to permit an accessory building (stable) setback 3.7' from the zoned right-of-way (west) property line. (The underlying zoning district regulations require a 30' setback from the side street property line).
- (2) Applicant is requesting approval to permit a fence encroaching into the zoned right-of-way of theoretical S.W. 199 Avenue. (The underlying zoning district regulations prohibit fences with the right-of-way and prohibit stock kept closer than 10' from any highway right-of-way).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by E. S. A. Design Group, dated 6/3/02 and consisting of one page. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the SW ¼ of the NE ¼ of the NE ¼ of Section 22, Township 56 South, Range 38 East.

LOCATION: 19889 S.W. 236 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 03-2-CZ14-6 (02-368)

11-57-38  
Council Area 14  
Comm. Dist. 8

APPLICANT: BCG PARTNERS L. L. C.

AU to RU-1

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT the following described parcel: Commence at the Northwest corner of the SE  $\frac{1}{4}$  of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE  $\frac{1}{4}$  of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coördinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continue along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 11; thence run along said east line S°43'08"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 304 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.14 Gross Acres

AU (Agricultural – Residential)  
RU-1 (Single Family Residential)



HEARING NO. 03-2-CZ14-7 (02-378)

35-55-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: ALCIDES ACOSTA & MIAMI-DADE POLICE DEPARTMENT

- (1) GU to RU-5A
- (2) USE VARIANCE to permit a police station in the RU-5A district as would be permitted in the BU-1A.

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 35, Township 55 South, Range 38 East.

LOCATION: Lying south of theoretical S.W. 168 Street and 1,320' east of theoretical S.W. 197 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.003± Acres

GU (Interim)

RU-5A (Semi-professional Offices)